

APPROVED CO-OPERATIVE HOMES

FOR \$5,000.00 and up
OWN YOUR APARTMENT
 with
Perpetual Free Rent and Dividends

Under Our Unique Part-ownership Plan
 in the following fireproof properties
HENDRIK HUDSON ANNEX
 N. W. Corner Broadway & 110th St.
 6 to 9 rooms

Versailles Palace 607 W. 113th St. Near Broadway 6 to 8 rooms
Quidnet 526 W. 113th St. Near Broadway 4 to 7 rooms

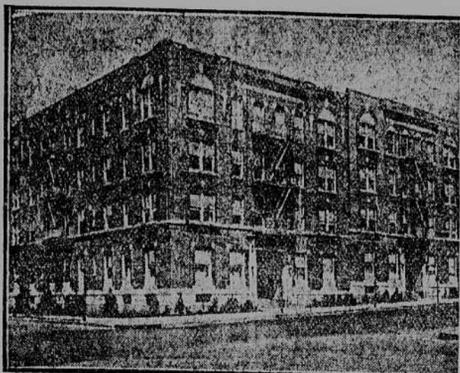
Why These Propositions Are Sound

Bought at Pre-War Values
 Long Term Amortization Mortgages.
 Independent Financial Liability for each Participant
 Superior Construction — Excellent Locations
 Gross revenue based on ultra conservative rentals from unsold apartments.
 Investigation by Legal and Real Estate Experts has proven the above to be a fact.

Write, 'phone or call for full details,
NASSOIT & LANNING
 Broadway & 89th St. Tel. 8380 Riverside

These Modern Apartments in fine well constructed buildings are offered on the Co-operative Ownership Plan

These modern houses are located in a beautiful section of Brooklyn on Bedford Avenue convenient to subway, trolleys, theatres, schools, churches and shopping district, and only 3 blocks from subway express station.



After paying for your apartment the carrying charges are gradually reduced annually. The first year they are:

4 rooms \$40 per month
 5 rooms \$50 per month

At the end of the fifth year the carrying charges are only:

4 rooms \$5.85 per month
 5 rooms \$7.30 per month

There are no assessments or extras of any kind.

1604 to 1614 Bedford Ave., Corner Carroll St., Brooklyn.

The plan of the FUTURE, and THE ONLY SOLUTION for avoiding higher rents.

4 and 5 Room Apartments. Possession October 1st.

Prices Range from \$2,775 to \$3,650

DORCHESTER INVESTING CO.

M. A. VOGEL, Pres. (Owners) S. MARION, Treas.

291 Broadway, New York

Agent on Premises 12 to 5 Daily and Sundays

Telephone Worth 1795
 1796

THE PETER STUYVESANT

Riverside Drive, Corner 98th Street



APARTMENTS FOR SALE

Six and Seven Room Suites at
 Prices Ranging from \$11,500 to \$17,500.

PRICE of the Property is LOW. MORTGAGES run for 10 years.

SEVERAL OCT. 1ST LEASE EXPIRATIONS

The Entire Proposition has been Thoroughly Investigated and Approved by Legal and Real Estate Experts.

Wood, Dolson Co. Inc. Harris, Vought & Co.
 B'way, Cor. 80th St. 569 Fifth Ave.
 Tel. Schuyler 1108. Tel. 51 Vanderbilt.

Kew Gardens Apartments

Kew Gardens, Long Island
 16 Min. from Penn. Station
 may now be purchased on the
CO-OPERATIVE PLAN

Suites of 4, 6 and 7 Rooms
 with 1 to 3 baths are available
 at a purchase price representing
Less Than Five Years' Rent

Kew Gardens Apartments are the first Suburban apartments to be offered for tenant ownership. The purchase price of apartments is based on rentals 20 per cent below those prevailing in the neighborhood. The house is of the finest materials and of the best construction and could not be reproduced within \$100,000 of the total price now placed on land and building.

Ten Apartments Can Be Had at Once

Floor plans, prices, etc., can be had from
Edgeworth Smith, Inc.

One West 34th Street NEW YORK CITY Phone Fitzroy 5259
 Office at Kew Gardens STATION PLAZA Phone Richmond Hill 1213

The Roxborough, N.W. Cor. 92d St. & B'way

AN INNOVATION

We have a most attractive proposition.
 Apartments of 6, 7, 8 Rooms for Sale

FREE RENT & INCOME

12-Story Fireproof Apartment Building
 For details call, write or phone

Sharp & Co., Broadway & 92d St.

Phones River, 917-4574-4941-7511

CO-OPERATIVE or participating ownership in apartment houses, properly planned and managed, is a boon to New York, confronted by the most acute apartment shortage in its history. It gives guaranty of permanent possession and relief from rental advances, besides providing a satisfactory investment.

DETAILS of such ownership should be studied carefully, with due consideration of location and construction; price at which the property is to be sold; duration of mortgages and amortization plan; plan of operation and management.

THE TRIBUNE hopes to assist its readers by presenting for their consideration co-operative or participating ownership propositions which have been investigated and which appear to be offerings of merit.

How to Buy

A Home for \$2,000

What is meant by Tenant-Ownership explained in detail in our Booklet, giving all the particulars regarding

180 Sterling Pl., Brooklyn
 Between Flatbush and Seventh Aves.,
 IN THE MOST ACCESSIBLE SECTION OF BROOKLYN

The purchaser of an apartment who pays down \$2,000 cash will own a one-eighth interest in the building and land, which, without further payment, other than rent, will be worth \$3,375 or more at the end of six years.

Send for Booklet.

REALTY ASSOCIATES

162 Remsen St., Brooklyn Phone Main 6480

CO-OPERATIVE OWNERSHIP

One-fifteenth interest in an absolutely modern high-class apartment house in a very desirable section of Brooklyn, with excellent transit facilities, will cost you

\$1950 Cash

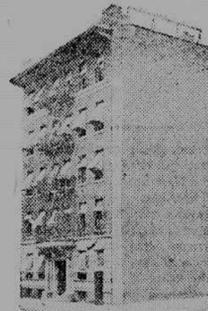
Carrying charges first year

\$25 a month for 3-room apartment
 \$42 a month for 5-room apartment

DECREASED YEARLY

These amounts include a payment on existing mortgage.

Full details on application.



The Warwick, 259 Brooklyn Ave.

LESTER J. ROBINSON & CO.

196 Rogers Avenue, Brooklyn, N. Y. Phone Prospect 9448-9.

CO-OPERATIVE PROPERTIES

Gramercy Park Overlooking Park—Exclusive tenancy. 2 Rooms \$7,000. 4 Rooms \$14,000. Also Finest Studio in City. Previous Rents \$2400. Co-operative Expense \$600.
Washington Square Section 4-Room Duplex and Single Houses. Investment fully paid in 5 Years. Also several single houses for sale.

55 East 76th St. Gramercy Park 2-3-4 Room Studio Apartments. Nicodemette \$1800 to \$4800. Easy terms. Only 2 left in this beautiful building.

"Kingscote" 413 West 119th St. near Amsterdam Avenue. Beautiful modern fireproof building, kitchen and bathroom apartments; every convenience. Prices \$2180 to \$2275. Easy terms. References required. Full investigation solicited. Inspection invited.

LOWNSBERY-GAGE CO., 507 Fifth Ave., N. Y.

A 25% Saving of Rent

Our co-operative ownership plan has been approved by the leading lawyers and real estate men of New York City.

Prospect Park West, near 4th St., Brooklyn overlooking PROSPECT PARK.

Very large rooms and bath, parquet floors, electric lights, steam heat, hot water supply. Apartments now renting from \$100 to \$125 per month. Under the co-operative plan, \$74 to \$94 per month.

(Cash payments from \$1,540 to \$1,960 required)
 Committee prefers substantial business men. Phone Bedford 8400 or write for our prospectus.

BULKLEY & HORTON CO.

Established Half a Century
 585 NOSTRAND AVENUE 414 MYRTLE AVENUE
 7820 3RD AVENUE 1214 FLATBUSH AVENUE
 BROOKLYN, N. Y.

Apartments For Sale

236 West 70th Street

3, 4, 5 and 6-room apartments

Pease & Elliman

340 Madison Ave. Tel. Murray Hill 6200

Concourse Apartments

S. W. Corner 183d St. and Grand Concourse Reached by 6th and 9th Aves. to Lexington Av. Subway, also N. Y. Central R. R.

Just Completed—Immediate Possession

Apartments for Sale on the Co-Operative Plan

4, 5 and 6 Rooms; No Rent; No Assessments
 Subject to a mortgage less than 50% of its value, making a sound financial investment, producing a return equal to 5% on capital invested.

May be subject when not occupied by owner.

3 and 5 Room Apartments for Rent
 Inspection invited. Social and business references absolutely indispensable. Representative on Premises.
 Bethlehem Engineering Corp., 527 Fifth Avenue Phone Vanderbilt 3157
 Concourse Apts. Inc., 2295 Grand Concourse Phone Fordham 3552

CHOICE APARTMENTS

THE co-operative plan under which we are offering apartments safeguards and protects in every way the subscribers to the stock in the owning corporation.

The Rexor

A Twelve Story Fireproof Building
 S. W. Corner Broadway & 116th St.

We are disposing of 23 apartments. The income from the rent of the remaining 23 apartments, with that from the 6 valuable stores, is estimated to more than defray the operating expenses, taxes, interest and amortization of the mortgages.

5 rooms & 2 baths, \$9,000-\$12,000
 6 rooms & 2 baths, 12,000-15,000
 7 rooms & 2 baths, 15,000-17,500
 7 rooms & 3 baths, 18,000-20,000

Finest Location on West Side

The Lorington

A Twelve Story Fireproof Building
 N. W. Corner Central Park West and 70th St.

We are disposing of 15 apartments. The remaining 21 apartments we estimate will carry all operating expenses, taxes, interest and amortization of the mortgage.

8 to 11 rooms and 3 baths, \$22,000-\$33,000

EACH of the above properties is exceptionally well financed, and subscriptions to the stock in the owning corporation equal to the value placed upon the apartment selected insures a part ownership in the entire property and a 99-year lease with perpetual renewal provisions without further rent.

We invite a thorough investigation of our plan.
 The apartments may be inspected by appointment.

SLAWSON & HOBBS

162 West 72d Street Tel. 7240 Columbus



Golf Course
 Tennis Courts

Children's
 Play Grounds

NEW "Garden" APARTMENTS

READY FOR OCCUPANCY THIS FALL

combining all advantages of city and country life, in a restricted community, 22 minutes from Grand Central Subway Station.

Own Your Own Apartment

If you are paying in rent \$100 to \$200 a month and can invest \$2,000 to \$3,000 in cash, come to Jackson Heights and save money.

Jackson Heights PLAN OF TENANT-OWNERSHIP

Social and business references required

The Queensboro Corporation

Manhattan Office 50 E. 42d St., Cor. Madison Ave. Telephone Murray Hill 7057
 Jackson Heights Office Opposite 25th St. Subway Station Telephone Newtown 2561

Visit Jackson Heights To-day
 22 MINUTES FROM 42d ST.

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 23rd St. Station.

SEEKING AN APARTMENT?

WE HAVE CHOICE 6 AND 7 ROOM SUITES

POSSESSION OCTOBER 1, 1920.

REVERE HALL 622 WEST 114TH STREET

A HIGH CLASS ELEVATOR APARTMENT NEAR RIVERSIDE DRIVE

See Me, Stone, Apartment 22 at your convenience. Phone Cathedral 7830.

WE ADVISE IMMEDIATE INSPECTION.

UNDER OUR PLAN

\$45 per month pays for a 4-room apartment, renting for \$165 month. \$77 per month pays for a 7-room apartment, renting for \$290 month.

This saving in rent pays for itself in less than a year. Your investment of \$2,000 to \$3,000 in cash, comes to Jackson Heights and save money.

Legal requirements submitted to by Messrs. Clark, Counsel, 51 East 42d Street.

BUSINESS AND SOCIAL REFERENCES ABSOLUTELY ESSENTIAL.

OUR FEATURES 100% CO-OPERATION. NO INFLATED PURCHASE PRICE. ONE MORTGAGE ONLY. CHOICE LOCATION. CASH INVESTMENT SMALL.

A number of tenants having taken title to
275 Clinton Ave.
 Corner DeKalb Ave., Brooklyn
 A high class Elevator Apartment House
 Offer a few choice seven-room suites at
Cash \$5,500 Each

Co-operative Ownership

POSSESSION IMMEDIATELY of one apartment

POSSESSION OF BALANCE October 1, 1920

By this plan you secure a permanent

7-room apartment for \$73.75 monthly

The apartment is located in the finest section of Brooklyn, convenient to all New York subways, trolleys, elevated lines, theatres and shopping districts.

Don't write, but call or telephone 3192 Main at once.

Apartment shown 9 A. M. to 6 P. M. Agent on property 10 A. M. to 12 Noon.

Humphreys & Orr, 215 Montague Street, Brooklyn, N. Y.

N. E. Cor. 192d St. and St. Nicholas Ave.

Co-Operative Ownership

3 and 5 Room Apartments, All Outside Rooms

Just Completed. Immediate Possession.

ALSO FOR RENT

Apartments of 3 and 4 Rooms

Seven Stores on St. Nicholas Ave.

Immediate Possession
 Agent on Premises. Tel. Wadsworth 3682.
BETHLEHEM ENGINEERING CORP.
 537 Fifth Ave. Tel. Vanderbilt 3157.